

TO LET



Suite 311, Jansel House, Hitchin Road, Luton, LU2 7XH

759 Sq. Ft (70.51 Sq. M)

£7,552 Per Annum Exclusive

- Open Plan Office Accommodation
- Good Access Links to A5, A6 and the M1
- Air-conditioning
- 3 Allocated Secure Car Parking Spaces
- Utility Inclusive Service Charge
- Flexible Lease Terms Available

Location

Situated in Jansel Business Centre within the popular Stopsley Village area of north east Luton which benefits from good road links with easy access to the A505 and A6 plus good access to public transportation. Luton Mainline Railway Station is within 1.8 miles and Junction 10 of the M1 Motorway is within 6 miles. Local amenities include Costa Coffee, Simmons, Co-op, Inspire Leisure Centre, and Shell garage.

Description

Recently refurbished third floor office comprising open plan accommodation with inset LED lighting, air-conditioning, and ancillary storage cupboard. The suite further benefits from a communal kitchen and W/Cs, staffed reception, all access passenger lift, 24/7 key fob entry, and 3 allocated car parking spaces.

Terms

Available on a new internal repairing and insuring lease for a term to be agreed at a rent of **£7,552 per annum exclusive**

Service Charge

This is a contribution towards the external and common part repair and maintenance. The current charge for years 2024/25 is £9,640*

***Inclusive of electricity and heating**

VAT

The property has been elected for VAT and therefore, is payable on the lease.

EPC

To be provided

Accommodation

The property has been measured on net internal basis in accordance with the RICS Property Measurements Standards 6th Edition.

Areas quoted are approximate and should not be held as 100% accurate.

Accommodation	Sq. Ft	Sq. M
Second Floor Office	1,237	114.92

Business Rates

From enquiries we understand the rateable value as of 1st April 2023 to be £8,349 giving a rates payable in the order of **£4,166 per annum***.

***Eligible for Small Business Rates Relief**

Interested parties are advised to contact the relevant local authority for further information.

Viewings

Strictly by appointment. For further details please contact;

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